

SAN JOAQUIN COUNTY ECONOMIC FORECAST

San Joaquin County is the northernmost county in the San Joaquin Valley. San Joaquin County has a population of 738,900 people and approximately 242,200 wage and salary jobs. The income per capita is \$38,756 and the average salary per worker is \$53,810.

Much like the other counties in the San Joaquin Valley, San Joaquin County is heavily agricultural. However, the San Joaquin County economy is more diverse, largely as a result of its proximity to Sacramento and the Bay Area. Compared to the rest of the San Joaquin Valley, San Joaquin County has a lower concentration of farm and government jobs, and a higher concentration of transportation and warehousing jobs.

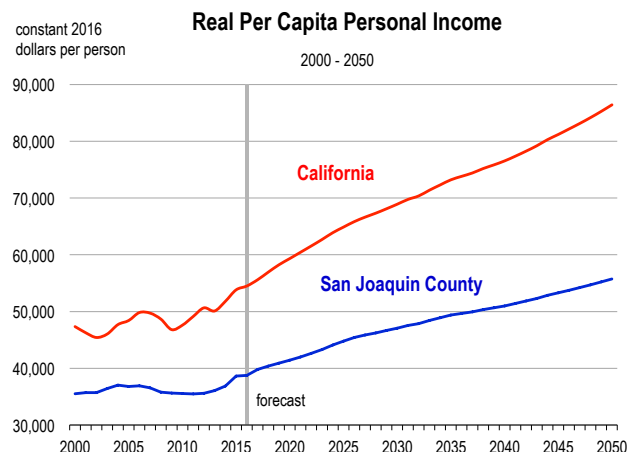
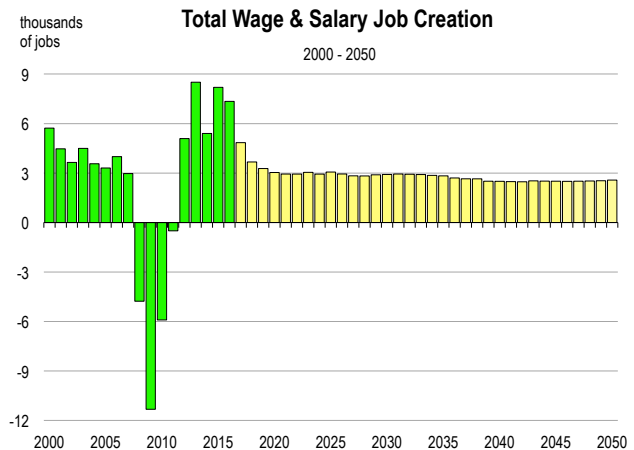
In 2016, employment across Northern California increased by 3.2 percent, whereas employment in the San Joaquin Valley (Fresno, Kings, Madera, Merced, San Joaquin, Stanislaus, and Tulare counties) grew by 2.9 percent. In San Joaquin County, 7,300 total jobs were gained, representing a growth rate of 3.1 percent. The unemployment rate improved substantially, falling from 8.9 percent in 2015 to 8.1 percent in 2016.

During 2016, the largest employment gains were observed in transportation and utilities (+2,400 jobs), government (+1,300 jobs), construction (+960 jobs), education and healthcare (+730 jobs), and leisure and hospitality (+600 jobs). Meaningful losses were not observed in any major sector.

Between 2011 and 2016, the population of San Joaquin County grew at an annual average rate of 1.3 percent. Growth was heavily influenced by in-migration, as an average of 4,200 net migrants entered the county each year.

FORECAST HIGHLIGHTS

- In 2017, total wage and salary employment is expected to increase by 2.0 percent. From 2017 to 2022, growth will average 1.3 percent per year.
- The average salary is currently well below the California state average, and will remain so over the forecast period. In San Joaquin County, inflation-adjusted salaries are expected to rise by 1.8 percent per year between 2017 and 2022.
- Between 2017 and 2022, the strongest employment growth will be observed in professional and business services, healthcare and education, and transportation and utilities. Together, these sectors will account for 59 percent of net job creation in the county.
- Annual population growth in the 2017-2022 period will average 1.5 percent per year, making San Joaquin one of the fastest growing counties of the state.

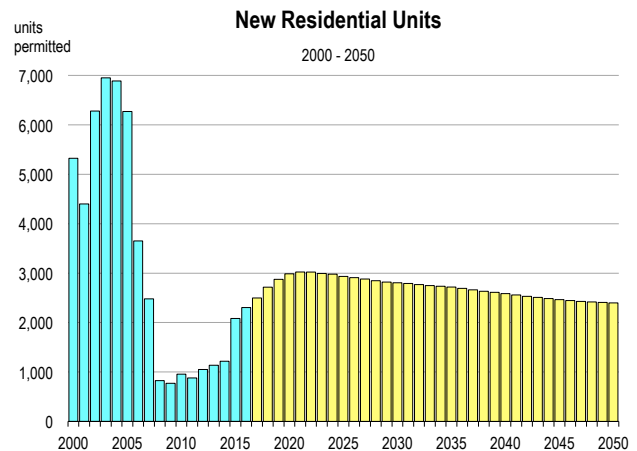
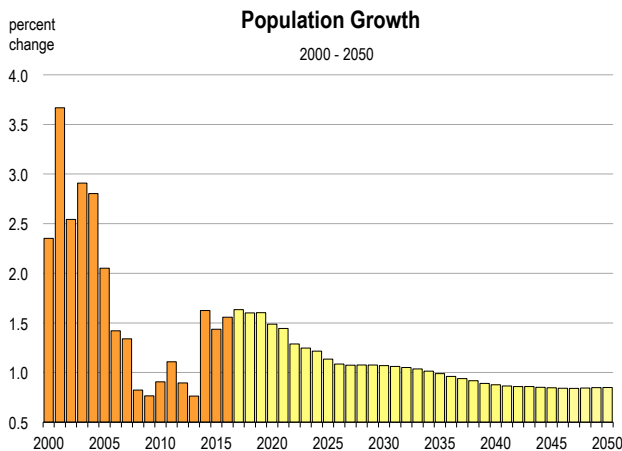


- Net migration will be high over the next 5 years. From 2017 to 2022, an average of 6,200 net migrants will enter the county each year, accounting for more than half of all population growth.
- Real income per capita is expected to rise by 2.7 percent in 2017. Over the entire 2017-2022 period, real income per capita will increase by an average of 1.4 percent per year.
- Total taxable sales, adjusted for inflation, are expected to increase by an average of 1.6 percent per year between 2017 and 2022.
- Industrial production is expected to increase by 3.8 percent in 2017. From 2017 to 2022, the growth rate of industrial production will average 2.9 percent per year.
- Farm production is forecast to increase by 1.3 percent per year between 2017 and 2022. The principal commodities in the county are milk, grapes, and walnuts.

San Joaquin County Economic Forecast

2010-2016 History, 2017-2050 Forecast

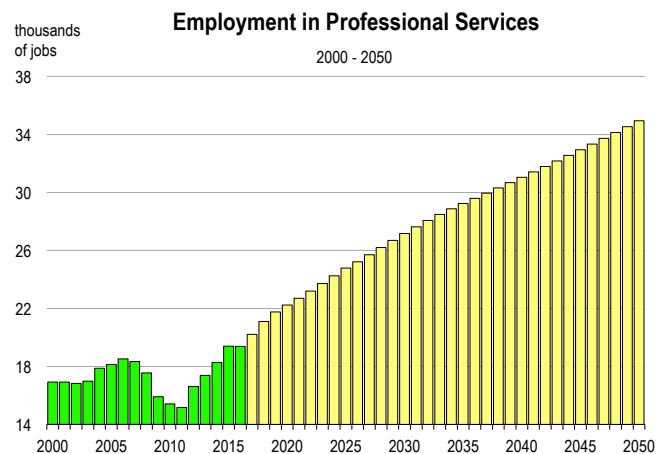
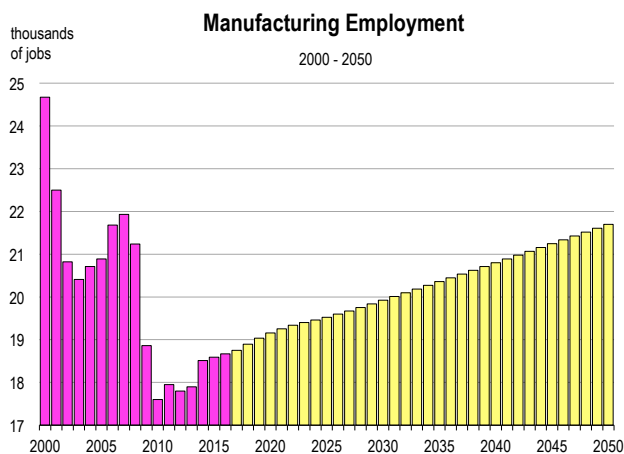
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (billions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
2010	686,585	-96	574	215.0	958	\$7.4	\$21.7	\$35,536	1.3	2.15	6.0	16.5
2011	694,200	1,789	573	215.8	880	\$8.2	\$22.5	\$35,480	2.7	2.40	6.1	16.2
2012	700,414	1,090	573	217.7	1,052	\$8.8	\$23.2	\$35,579	2.7	3.00	6.3	14.4
2013	705,767	263	592	220.5	1,136	\$9.2	\$24.1	\$36,070	2.3	3.07	6.7	12.3
2014	717,238	6,891	608	221.9	1,216	\$9.8	\$25.5	\$36,857	2.8	3.28	7.1	10.5
2015	727,547	5,943	632	224.9	2,085	\$10.2	\$27.5	\$38,633	2.6	2.73	7.5	8.9
2016	738,873	6,767	656	226.6	2,305	\$10.6	\$28.6	\$38,756	3.0	2.93	8.0	8.1
2017	750,946	7,265	669	228.9	2,498	\$11.0	\$30.7	\$39,789	3.1	2.97	8.3	7.7
2018	762,970	7,183	679	230.8	2,716	\$11.5	\$32.6	\$40,405	3.0	3.02	8.5	7.5
2019	775,204	7,372	688	233.3	2,875	\$12.1	\$34.4	\$40,920	2.6	3.06	8.7	7.6
2020	786,738	6,670	696	236.1	2,987	\$12.6	\$36.4	\$41,424	3.1	3.10	9.0	7.7
2021	798,103	6,500	704	239.0	3,023	\$13.2	\$38.4	\$41,974	3.0	3.14	9.2	7.8
2022	808,384	5,432	712	242.0	3,022	\$13.6	\$40.6	\$42,611	3.0	3.18	9.5	7.8
2023	818,465	5,229	720	245.0	2,994	\$14.1	\$42.8	\$43,310	3.0	3.22	9.8	7.7
2024	828,418	5,079	728	247.9	2,979	\$14.7	\$45.2	\$44,094	2.9	3.26	10.1	7.6
2025	837,825	4,529	737	250.9	2,934	\$15.2	\$47.6	\$44,796	2.9	3.30	10.4	7.4
2026	846,924	4,189	745	253.8	2,909	\$15.8	\$49.8	\$45,414	2.8	3.35	10.7	7.2
2027	856,025	4,134	752	256.7	2,881	\$16.3	\$52.1	\$45,855	2.9	3.39	11.0	7.1
2028	865,240	4,190	760	259.5	2,847	\$16.9	\$54.4	\$46,237	2.7	3.43	11.4	7.1
2029	874,551	4,232	768	262.3	2,819	\$17.4	\$56.8	\$46,648	2.5	3.48	11.8	7.0
2030	883,911	4,250	776	265.1	2,806	\$18.0	\$59.2	\$47,081	2.4	3.53	12.2	7.0
2031	893,298	4,265	784	267.9	2,791	\$18.8	\$61.6	\$47,531	2.3	3.57	12.6	6.9
2032	902,687	4,251	792	270.7	2,769	\$19.5	\$64.1	\$47,852	2.5	3.62	13.0	6.9
2033	912,045	4,216	800	273.4	2,749	\$20.3	\$66.8	\$48,402	2.1	3.67	13.4	6.9
2034	921,297	4,155	807	276.2	2,735	\$21.1	\$69.6	\$48,889	2.3	3.72	13.8	6.8
2035	930,412	4,088	815	278.9	2,719	\$21.8	\$72.5	\$49,376	2.4	3.77	14.3	6.8
2036	939,356	3,991	822	281.6	2,692	\$22.6	\$75.6	\$49,675	2.8	3.82	14.8	6.8
2037	948,179	3,937	830	284.2	2,662	\$23.4	\$78.8	\$49,957	2.9	3.88	15.3	6.8
2038	956,882	3,894	837	286.8	2,633	\$24.2	\$82.2	\$50,352	2.7	3.93	15.8	6.8
2039	965,405	3,779	844	289.4	2,612	\$24.9	\$85.7	\$50,661	2.9	3.99	16.3	6.8
2040	973,872	3,750	850	292.0	2,586	\$25.7	\$89.3	\$50,997	2.8	4.04	16.8	6.8
2041	982,296	3,698	857	294.6	2,559	\$26.4	\$92.9	\$51,408	2.6	4.10	17.4	6.7
2042	990,734	3,676	864	297.1	2,531	\$27.2	\$96.7	\$51,847	2.5	4.16	17.9	6.7
2043	999,246	3,702	871	299.6	2,510	\$28.0	\$100.6	\$52,316	2.4	4.22	18.5	6.7
2044	1,007,755	3,658	877	302.1	2,486	\$28.7	\$104.5	\$52,864	2.2	4.28	19.1	6.7
2045	1,016,289	3,651	884	304.6	2,464	\$29.5	\$108.6	\$53,300	2.4	4.35	19.7	6.6
2046	1,024,848	3,637	891	307.0	2,446	\$30.2	\$112.8	\$53,758	2.3	4.41	20.3	6.6
2047	1,033,465	3,618	898	309.4	2,428	\$31.0	\$117.2	\$54,226	2.3	4.48	21.0	6.6
2048	1,042,190	3,623	905	311.9	2,418	\$31.9	\$121.7	\$54,705	2.3	4.54	21.6	6.6
2049	1,051,031	3,624	912	314.3	2,408	\$32.7	\$126.5	\$55,216	2.3	4.61	22.3	6.6
2050	1,059,960	3,624	919	316.7	2,398	\$33.6	\$131.5	\$55,756	2.3	4.68	23.0	6.5

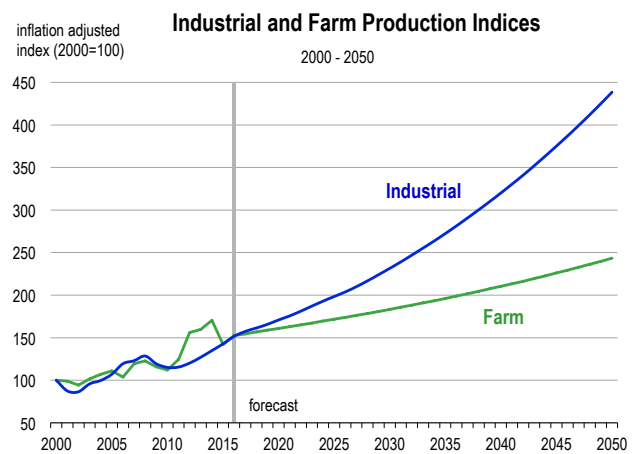
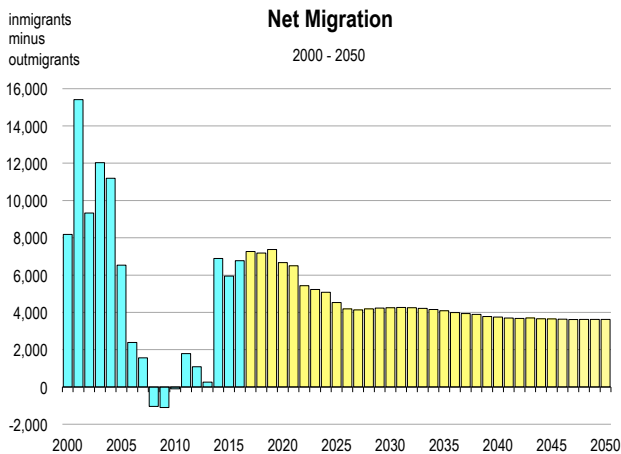
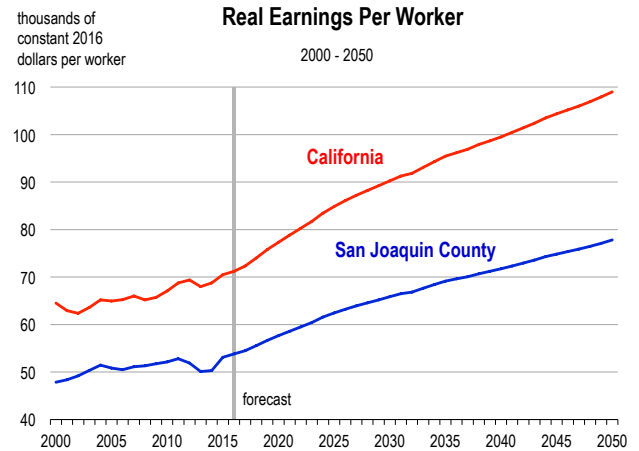
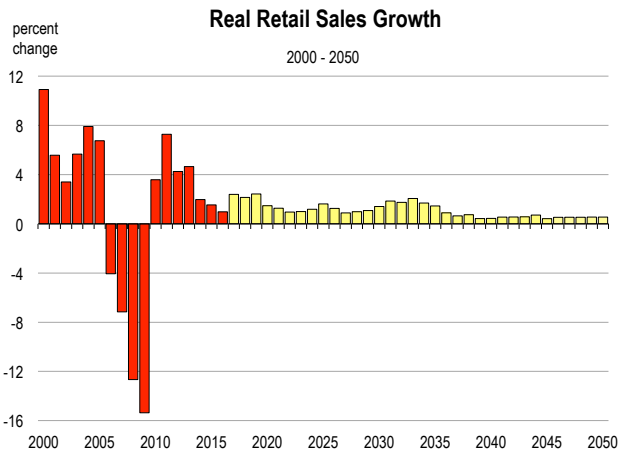


San Joaquin County Employment Forecast

2010-2016 History, 2017-2050 Forecast

	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	-----employment (thousands of jobs)-----											
2010	208.2	15.7	7.6	17.6	13.8	33.7	7.7	15.4	2.1	33.5	16.1	38.2
2011	207.7	15.5	7.4	18.0	14.7	34.4	7.5	15.2	2.1	33.7	16.3	36.5
2012	212.8	15.7	7.6	17.8	16.0	35.7	7.5	16.6	2.1	34.0	17.0	36.1
2013	221.3	16.1	8.8	17.9	17.2	36.7	7.6	17.4	2.1	35.5	18.2	37.1
2014	226.7	15.7	8.9	18.5	18.3	36.9	7.5	18.3	2.1	35.9	19.1	38.6
2015	234.9	16.7	10.1	18.6	20.4	37.4	7.4	19.4	1.9	36.5	19.7	39.6
2016	242.2	16.6	11.1	18.7	22.8	38.2	7.5	19.4	2.0	37.2	20.3	40.9
2017	247.0	16.6	11.7	18.8	23.5	38.7	7.5	20.2	2.0	38.0	20.6	41.7
2018	250.7	16.6	11.8	18.9	24.5	39.2	7.5	21.1	2.0	38.5	20.8	42.0
2019	254.0	16.7	11.9	19.0	25.1	39.7	7.5	21.8	2.0	39.1	21.1	42.2
2020	257.0	16.7	11.9	19.2	25.7	40.1	7.5	22.2	2.0	39.7	21.4	42.4
2021	260.0	16.7	12.0	19.3	26.2	40.4	7.6	22.7	2.1	40.3	21.8	42.6
2022	262.9	16.7	12.0	19.3	26.8	40.7	7.6	23.2	2.1	41.0	22.1	42.9
2023	265.9	16.8	12.0	19.4	27.3	41.0	7.6	23.7	2.1	41.8	22.5	43.1
2024	268.9	16.8	12.1	19.5	27.9	41.3	7.6	24.3	2.1	42.6	22.7	43.4
2025	271.9	16.8	12.1	19.5	28.4	41.6	7.6	24.8	2.1	43.4	22.8	43.7
2026	274.9	16.8	12.2	19.6	29.0	42.0	7.6	25.2	2.2	44.2	22.9	44.1
2027	277.7	16.9	12.2	19.7	29.5	42.3	7.6	25.7	2.2	45.1	23.0	44.3
2028	280.5	16.9	12.2	19.8	30.1	42.6	7.6	26.2	2.2	46.0	23.1	44.6
2029	283.4	16.9	12.2	19.8	30.7	42.9	7.6	26.7	2.2	46.9	23.2	44.8
2030	286.3	17.0	12.3	19.9	31.2	43.2	7.6	27.2	2.2	47.8	23.4	45.0
2031	289.3	17.0	12.3	20.0	31.7	43.6	7.6	27.6	2.2	48.7	23.6	45.2
2032	292.2	17.0	12.3	20.1	32.3	44.0	7.6	28.1	2.2	49.6	23.8	45.4
2033	295.1	17.1	12.3	20.2	32.9	44.4	7.6	28.5	2.3	50.5	23.9	45.6
2034	298.0	17.1	12.3	20.3	33.4	44.9	7.6	28.9	2.3	51.4	24.1	45.8
2035	300.8	17.1	12.4	20.4	34.0	45.3	7.6	29.2	2.3	52.3	24.3	46.0
2036	303.5	17.2	12.4	20.4	34.5	45.6	7.6	29.6	2.3	53.1	24.5	46.2
2037	306.2	17.2	12.4	20.5	35.1	45.9	7.6	30.0	2.3	53.9	24.6	46.4
2038	308.8	17.2	12.4	20.6	35.7	46.2	7.6	30.3	2.3	54.7	24.8	46.6
2039	311.3	17.3	12.4	20.7	36.2	46.4	7.6	30.7	2.3	55.5	25.0	46.8
2040	313.8	17.3	12.4	20.8	36.7	46.7	7.6	31.0	2.3	56.3	25.2	47.0
2041	316.3	17.3	12.4	20.9	37.3	46.9	7.6	31.4	2.4	57.1	25.4	47.2
2042	318.8	17.4	12.4	21.0	37.8	47.2	7.6	31.8	2.4	57.8	25.5	47.4
2043	321.3	17.4	12.4	21.1	38.4	47.4	7.6	32.2	2.4	58.6	25.7	47.6
2044	323.8	17.5	12.4	21.2	38.9	47.7	7.6	32.6	2.4	59.3	25.9	47.9
2045	326.3	17.5	12.4	21.2	39.5	47.9	7.6	32.9	2.4	60.1	26.1	48.1
2046	328.8	17.6	12.4	21.3	40.0	48.1	7.6	33.3	2.4	60.8	26.3	48.3
2047	331.3	17.6	12.4	21.4	40.5	48.4	7.6	33.7	2.4	61.6	26.5	48.5
2048	333.8	17.6	12.5	21.5	41.0	48.6	7.6	34.1	2.5	62.4	26.7	48.7
2049	336.4	17.7	12.5	21.6	41.5	48.9	7.6	34.5	2.5	63.1	26.9	48.9
2050	339.0	17.7	12.5	21.7	42.1	49.1	7.6	34.9	2.5	63.9	27.1	49.2





County Economic and Demographic Indicators

Projected Economic Growth (2017-2022)

Expected retail sales growth:	8.6%
Expected job growth:	6.4%
Fastest growing jobs sector:	Professional Services
Expected personal income growth:	15.3%

Expected population growth:	7.7%
Net migration to account for:	57.7%
Expected growth in number of vehicles:	6.4%

Demographics (2017)

Unemployment rate (April 2017):	7.1%
County rank* in California (58 counties):	41st
Working age (16-64) population:	63.5%

Population with B.A. or higher:	18.2%
Median home selling price (2016):	\$302,600
Median household income:	\$56,705

Quality of Life

Violent crime rate (2015):	786 per 100,000 persons
County rank* in California (58 counties):	58th
Average commute time to work (2017):	32 minutes

High school drop out rate (2016):	8.5%
Households at/below poverty line (2017):	16.0%

* The county ranked 1st corresponds to the lowest rate in California